

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the ‘right to rent’ checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£895.00
Deposit	£995.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY:** Cherwell District Council

Important—Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stanbra Powell have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floor plants supplied are for general guidance only and are not to scale. All di-mensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the Letting.

DIRECTIONS: From Banbury Cross proceed east through the High Street and into George Street; at the second set of traffic lights take the left turn into Cherwell Street and at the next set of traffic lights take the right turn into Bridge Street and at the first mini-roundabout take the left turn into Waterloo Drive. Continue on this road, passing through the development which leads into Broome Way, left turn into Cockington Green, right into Fowler Road. Continue along this road and Longworth Close can be found on the right hand side.

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2 Longworth Close

Banbury

Oxon

OX16 3WN

£895 pcm - Available beginning November



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Entrance Hall: Modern wood flooring. Electric storage heater to wall. Large cupboard for storage.

Airing cupboard

White **bathroom** suite comprising wash hand basin; low level WC and bath with electric shower over. Tile work surround. Double glazed window.

Kitchen: Range of modern wall and base units. Electric cooker and hob. Space for fridge/freezer. Washing machine (This item has been left by the Landlord for the use of the tenant. The landlord will not be responsible for repairs or replacement.)

Living room with laminate flooring. UPVC double glazed French doors leading to rear.

Double bedroom with fitted wardrobes and double glazed windows. Electric storage heater to wall. Fitted carpet.



A very well presented one bedroom apartment

Entrance Hall | Airing cupboard | White bathroom suite | Kitchen | Living room | Bedroom | Off road parking for one vehicle | Electric heating | Double glazing

Located to the eastern side of Town, an immaculate one bedroom ground floor apartment. The property is within easy access of Banbury town centre and junction 11 of the M40 Motorway.

